

Minutes of the June 11, 2009 HP/FH Committee Meeting

Attendance

Present: Ellen Kosmer (EK), Nancy Gregg (NG) Chair, Chris Hoffmann (CH) Recording Secretary, Flo Stern (FS), Claude Tellier (CT), Roy Rosenblatt (RR) Staff

Absent: Jean Haggerty (JH), Walter Wolnik (WW)

Others: Chris Riddle (Kuhn Riddle Architects), Max Page (Scapes Builders), Cathleen Lagash, Doug Blauers (Center for Design Engagement)

Actions:

Called to order at 9:00am

Motion: I move that Mr Rosenblatt contracts with Kuhn Riddle Architects, Scapes Builders, and The Center for Design Engagement to work out a site plan and engineering costs for the Olympia Drive site. CH/CT. Passed 4-0 with one abstention.

Discussion:

40B: Mr Rosenblatt observed that only 20% of the units at Rolling Green are “affordable”, but all 200 count toward our stock. This is not true of ownership units, but this may change. If the regulations were to change, that would be a big help in remaining above 10% affordable housing.

Olympia Drive: The guests to the meeting represent a group of architects, builders, and University professors, who may be interested in bidding on the Olympia Drive project. Mr Blauers stated he thinks the key to whether the project is doable is the infrastructure costs and urged the town to hire an engineer to determine these costs. Mr Riddle described the current architectural design as “very standard”, typical for a feasibility study, and thinks that a much better design could be developed. Mr Blauers agreed he’d like to get a site plan revision first and then figure infrastructure costs based on that. There followed a discussion of whether buildings could be LEED certified, and whether a more pleasant parking plan could be developed.

There was discussion on whether the site should be owner-occupied, rental, or a mixture. Mr Rosenblatt suggested we continue to plan for ownership and see if the results look like they will be marketable. If not we can rethink.

In consultation with Mr Riddle (architect) the committee decided that we should explore a development with 40 units, 8 detached, 16 duplexes, and 16 row houses. The units will be divided into 10 one bedroom, 20 two bedroom, and 10 three bedroom. We will plan for 2 cars per unit, with 40 covered parking spaces. A formal motion to request this group to proceed was taken (see above). Mr Rosenblatt stated that the money for this will not come from the \$150,000 of CPA funds voted for the project. He did not believe that any RFP would be necessary to proceed.

Tasks:

None.

Next meeting:

July 9, 2009 at 9am, First Floor Mtg Room

Adjournment

Voted unanimously to adjourn at 10:20. CT/CH

Submitted By

Chris Hoffmann